



SANDYOAKS  
WHITEGATE





## Tranquil Setting

Peacefully set along Sandy Lane, with the Whitegate Way on your doorstep, escape the hustle and bustle of everyday life at Sandyoaks, a tranquil refuge with open country views to the front and rear.

*“You’re close to the Whitegate Way, there are lots of lovely walks around here.”*

Set back off the quiet lane, where the clipped echo of horses’ hooves and quiet pad of footfall are as commonly heard as the occasional car, Sandyoaks awaits.

Pull up along the large driveway, where parking is plentiful, alongside a double garage. To the front, the brick-built porch blends seamlessly with the original home, part of an extension undertaken by the current owners which also included adding depth to the rooms at the front of the home, on both levels.



## A Warm Welcome

Take off your coat and boots and open the glazed internal door before stepping through into the broad and bright entrance hallway, situated centrally to the home with the staircase ahead and providing access to the several reception rooms on the ground floor.

*“It’s a bright home, the rear of the home faces south, which is a real benefit.”*

An archway frames original parquet flooring to the left, where the hallway continues, providing access to the integral garage on the left. Ahead, there is a WC, furnished with heated towel radiator and wash basin, sitting within built-in cabinetry which offers ample storage.



*“It’s a great home for entertaining.”*

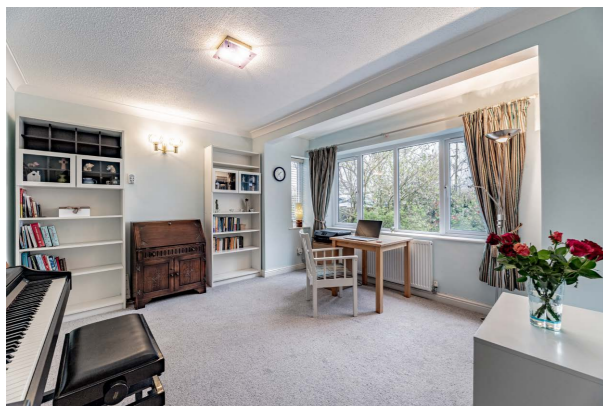


## Culinary Hub

Also tucked off this hallway is the kitchen-diner, where traditional white tiles with black diamond motif signal the separation between the sociable and carpeted dining side of the room and the chef's domain. Feast your eyes on the far-reaching rural vistas from the wide windows.

Solidly built wooden cabinets to the lower and upper walls offer ample storage, with integrated appliances including a double oven, dishwasher and hob, with further space for a fridge-freezer in the utility room. The utility room, which also offers access out to the garden alongside the kitchen, features plumbing for a washer and dryer.

Opening up from the kitchen is the dining room, the sociable heart of the home, which also connects to the conservatory, lounge and entrance hall, making it the perfect place for champagne buffets and special occasions as guests drift to and fro.



## Bring the Outdoors in

Step through to the conservatory, a room made for the summer months, and where the garden flows on seamlessly. Open the doors and enjoy alfresco dining with the family beneath the warmth of the summer sun.

Where better to retreat, relax and unwind than the peaceful lounge, where feature arched stained-glass windows instil a tranquil feel, and patio doors provide a seamless connection to the garden and views. Snuggle up by the warmth of the gas fire and watch the horses champing in the field to the rear.

Returning to the entrance hall, discover the study, a peaceful and private home office, where a large window again provides views towards the fields, grazed by horses.





## Bright and Bountiful

Make your way up the stairs to the landing, a light and bright area, serving almost as a room in its own right. There is ample space for a desk or armchair here, should you require a reading spot or an additional space in which to work.

Turning left from the top of the stairs, discover the main bedroom, where fitted wardrobes provide plenty of storage. Wake up to the dawn chorus, and far-reaching views out over the countryside, whilst at night, listen for the hooting of the owls and other wildlife.

Freshen up in the ensuite bathroom, containing a bathtub with overhead shower, WC and vanity unit wash basin with plenty of cupboard and drawer space. The ensuite features a large window, drawing in views of the fields beyond.



## Admire the Views

Next door, on the left, the same far reaching country views can be admired from the spacious guest bedroom, currently accommodating twin beds and with fitted wardrobes.

To the front, a third bedroom currently serves as a study, again overlooking the countryside. Every bedroom at Sandyoaks comes replete with spectacular scenery.

Privately tucked away to the end of the landing, a fourth spacious double bedroom with attractive porthole window and Velux sits above the double garage.

Sequestered away from the other bedrooms, this area makes for ideal guest sleeping quarters, with access to the family bathroom, fitted with bath, separate shower, vanity unit wash basin, heated towel radiator and WC.





## Sunny Sanctuary

Outside, what was once a field has been lovingly transformed into a family garden, with two patios on which to stretch out and soak up the sunshine or enjoy an evening of alfresco dining with the family.

A large area of lawn to the middle is perfect for ball games, bird feeders and more, edged in maturely planted borders, fences and hedging, providing plenty of privacy.

Two garden sheds are handy for lawn mowers, machinery, parasols and gardening equipment, perfectly placed for easy access when tending the large vegetable plot to the rear.

South facing, enjoy the sunshine throughout the day in this safe garden, securely gated to both sides, ideal for those with younger children or pets.

## Out and About

Pull on your boots and head out along the Whitegate Way. With so many footpaths, fields, woodland and man-made lakes close by, lovers of the outdoors can enjoy discovering their favourite trails, without need to set foot in a car.

Families have a range of choice when it comes to local schooling, with Cheshire Forest School nearby alongside a wealth of primary, secondary and independent schools in the nearby villages and towns, including Whitegate C of E Primary School, Cuddington and Sandiway Primary Schools.

There is ample choice for dining out in the local villages, with fine fayre to be enjoyed at local pub The Plough Inn, within walking distance of Sandyoaks, and DeFine in Sandiway.

Browse the craft shops in nearby Blakemere Village or get in a round of golf at one of the local golf clubs, including Sandiway and Vale Royal Locks, both within a couple of miles of Sandyoaks. You can also join the local tennis club in Hartford.

For the weekly food shop, there is a wealth of choice in nearby Northwich, whilst Winsford and Knutsford are also brimming with shops, restaurants, bars and cafes. Commute with convenience, close to both the M56 and M6.

A fantastic family home, also ideal for a professional couple, or those with visiting family and friends looking for a peaceful rest from all the stresses of life, Sandyoaks is a home with immense flexibility, and ripe with the potential to be moulded to your own style of living.

\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. \*\*

## Ask the Owners

Where do you go when you need...



Groceries?

SPAR in Cuddington



A walk?

The Whitegate Way which stretches for 6 miles (10km)



A bite to eat?

DeFINE Food and Wine in Sandiway



A day out with the family?

The nearby countryside in Cheshire or the coast of North Wales



A local pub?

The Plough in Whitegate



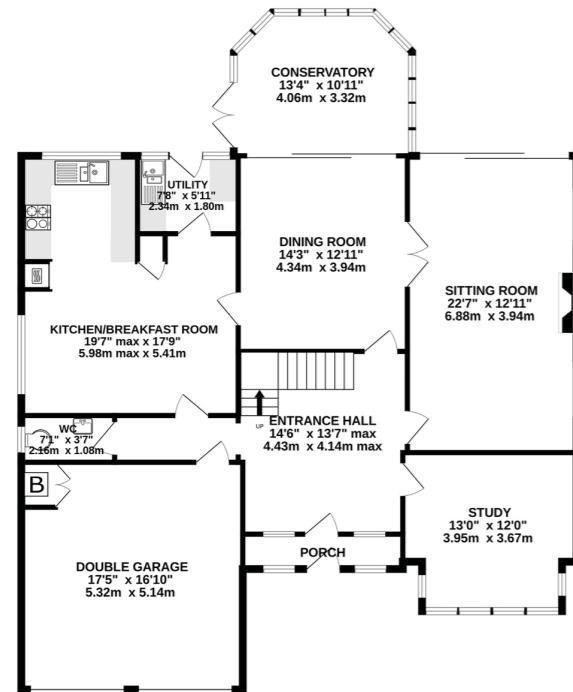
School?

Whitegate Village Primary School

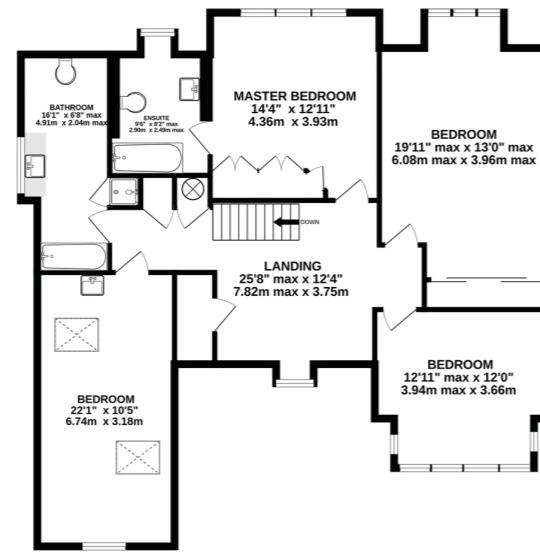




GROUND FLOOR  
1649 sq.ft. (153.2 sq.m.) approx.



1ST FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



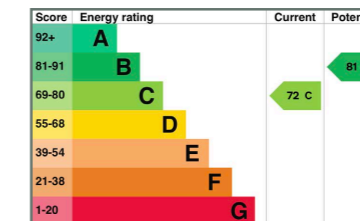
**TOTAL FLOOR AREA: 2883 sq.ft. (267.9 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Specifications

- Peacefully set in sought after Whitegate location
- Splendid semi rural setting with views to front and rear
- 2883 square feet of internal living space
- 4 double bedrooms, 2 bathrooms
- Walkable to the Whitegate Way
- Plenty of nearby amenities and excellent transport links

See Phil's  
Video  
Tour



Unable to locate the property?

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